

**COUNCIL OF THE CITY OF SEAT PLEASANT, MARYLAND**

**Ordinance No.:** O-18-14  
**Introduced by:** City Council  
**Date Introduced:** May 7, 2018  
**First Reading:** May 7, 2018  
**Second Reading:** May 14, 2018  
**Date Approved:** May 14, 2018  
**Date Effective:** June 4, 2018

**AN ORDINANCE concerning**

**CHAPTER 68-Commercial Business District**

**FOR** the purpose of enacting a new Chapter 68 of the Code of the City of Seat Pleasant, entitled “Commercial Business District”; to promote reinvestment and development in the City of Seat Pleasant Business Corridor by establishing standards of lighting, façade improvement and outlawing the existing rolling gates.

**BY** enacting a new Chapter 68 – Commercial Business District  
Sections 68-1, 68-2, and 68-3  
Code of the City of Seat Pleasant (1994 Edition, as amended)

**WHEREAS**, pursuant to Md. Code Ann., Local Gov’t § 5-202(1) and § C-501(a) of the Charter of the City of Seat Pleasant (the “Charter”), the Council of the City of Seat Pleasant (the “City Council”) has the power to pass all ordinances not contrary to the Constitution and laws of Maryland or the Charter as it may deem necessary for the good government of the City; and

**WHEREAS**, pursuant to § C-1304 of the Charter, the City shall have the power to do whatever may be necessary to protect City property and to keep all City property in good condition; and

**WHEREAS**, many of the City’s communities need assistance to begin or continue the process of neighborhood revitalization; and

**WHEREAS**, the City Council finds that creating a Commercial Business District is sound public policy that will provide and begin the neighborhood revitalization and strengthen the City’s economic development goals; and

**WHEREAS**, the City Council desires to enact a new Chapter 68 of the City Code, entitled

Commercial Business District”; that will begin the revitalization of the Business Corridor in the City of Seat Pleasant by improving the building façade, lighting and outlawing the existing security gates; the Economic Development Department will be researching grant opportunities to assist the business in compliance with the revitalization and improvements, and;

**SECTION 1. BE IT ORDAINED AND ENACTED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT** that a new Chapter 68, entitled “Business Commercial District,” is hereby added to the Code of the City of Seat Pleasant, as follows:

## **CHAPTER 68 – Business Commercial District**

### **§ 68-1. Definitions of Standards and Guidelines**

- A. The purpose of the design standards and guidelines is to promote high-quality urban and architectural design for the planned area. The design standards and guidelines define a design review process that ensures the redevelopment concept through the review, to approve the implementation.

### **§ 68-2. Business Security**

- A. Metal bars and solid metal rolling gates shall not be permitted on windows or doors. Existing solid gates shall be phased out over time.
- B. Storefronts shall provide clear views of interior spaces lit from within at night.
- C. For interim security needs, perforated rolling gates may be used as a security device.
- D. Chain-link fences and barbed wire shall not be allowed as a security measure.

### **§ 68-3. Building Exteriors.**

- A. Facades with storefronts shall have a minimum of 50 percent windows with clear glass at the ground floor.
- B. Storefront windows shall extend to at least eight feet above the sidewalk. The window base shall not exceed 30 inches in height.
- C. Mirrored, dark, or heavily tinted glass shall not be permitted
- D. Storefront windows shall not be bricked or paneled
- E. Existing bars and grills on windows shall be phased out over time.
- F. Whenever possible, storefront restoration should return the façade to its original character

and reopen windows and transoms.

- G. Replacement display windows should be large, single-or multi-paned openings allowing views into the window display area.
- H. Creative and colorful display of merchandise should be encouraged

#### **Section I. Building Color Standards**

- A. Colors shall enhance the original character of the buildings. Buildings shall use a limited palette of paint colors (no more than three: one base color and one or two colors for trim or accents).
- B. Walls with artwork and murals shall be exempt from color standards.

#### **Section II. Building Lighting Standards and Guidelines**

- A. Lighting fixture placement and type shall be integrated into the overall design of the project and unify the building composition.
- B. Colored lighting shall be used to complement and highlight buildings, signs or public space while achieving harmony with street lighting in the business district.
- C. Lighting fixtures should include LED lightbulb on the interior and exterior of businesses.

**SECTION 2. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT** that the Recitals to this Ordinance are incorporated herein and deemed a substantive part of this Ordinance.

**SECTION 3. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT** that all other ordinances or parts of ordinances or provisions of the Code of the City of Seat Pleasant (1994 Edition, as amended) in conflict with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 4. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT** that the title of this Ordinance, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Ordinance for publication and all other purposes.

**SECTION 5. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT** that, if any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance, it being the intent

of the City Council that this Ordinance shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase or portion hereof.

**SECTION 6. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT** that the City Clerk shall certify to the passage of this ordinance, and cause the same or, to the extent permitted by the Charter, a fair summary of the same, to be published as required by law, and that this Ordinance shall become effective at the expiration of twenty (20) days following approval by the Mayor or passage by the City Council over the Mayor's veto.

**COUNCIL OF THE CITY OF SEAT PLEASANT**

\_\_\_\_\_  
Charl Jones, Councilmember

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Hope Love, Councilmember

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Lamar Maxwell, Councilmember

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Shireka McCarthy, Councilmember

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Kelly Porter, Councilmember

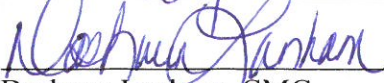
\_\_\_\_\_  
Gloria L. Sistrunk, Councilmember

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Reveral L. Yeargin, Councilmember

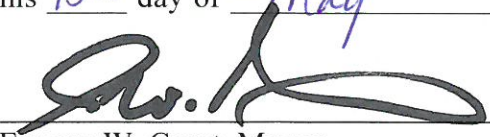
**ATTEST:**

\_\_\_\_\_  
Dashaun N. Lanham, CMC  
City Clerk

This Ordinance was presented to the Mayor for his approval or disapproval pursuant to § C-313 of the Charter of the City of Seat Pleasant this 15<sup>th</sup> day of May, 2018.

  
Dashaun Lanham, CMC  
City Clerk

In accordance with § C-313 of the Charter of the City of Seat Pleasant, I hereby (APPROVE) ~~(DISAPPROVE)~~ of this Ordinance this 15<sup>th</sup> day of May, 2018.

  
Eugene W. Grant, Mayor

**EXPLANATION:**

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

((Double Parenthesis)) indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike Out~~ indicates matter stricken from bill by amendment or deleted from the law by amendment.